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Tender

Procurement of a development partner for the redevelopment of Mayes Yard

Bedford Borough Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-032675

Procurement identifier (OCID): ocids-h6vhtk-05497a

Published 16 June 2025, 3:36pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Scope

Description

Bedford Borough Council wish to appoint a development partner to enter into a development agreement for the redevelopment of Mayes Yard as part of the Council's overall regeneration plans for Bedford Town Centre.

The Council's vision is for an exemplary mixed-use development that will provide a cultural hub for Bedford and act as a catalyst for wider regeneration. The overall site extends to c. 3.5 acres in which the Council own various freehold interests including the former Debenhams Department Store, Central Library, Corn Exchange and Harpur Suite.

The Council undertook a massing exercise to understand the potential for the site which indicated potential for c. 250 new homes alongside new retail, leisure and commercial space. Whilst this study is made available to via the Council's procurement portal it is not prescriptive, and the selected developer would work with the Council in bringing forward the designs for the new development alongside other matters to bring the opportunity forward.

Alongside commercial and residential development, the Council's project objectives include the re-provision of the Central Library as part of the development and the Council has ambitions to extend the capacity of the Corn Exchange to 1,000+ seats.

The contractual arrangements will be through a Development Agreement where land is drawn down upon the satisfaction of conditions.

Further particulars in respect of the opportunity are set out in the documents issued via the Council's procurement portal.

Between March and May 2025 the Council's advisors undertook a market engagement exercise. They engaged with suppliers to establish the level of interest in the development site and the key parameters for undertaking a procurement.

The exercise was also utilised to understand whether any elements of the proposed scheme / the Council's emerging thinking raised any factors bearing on the procurement or commercial terms being developed by the Council within the market.

The responses and feedback received (including from meetings held) have informed the Council's requirements, procurement approach, conditions for participation and award criteria, likely suppliers who may be able to supply the services and works, and the intended commercial terms. The engagement also helped the Council establish marked knowledge of, and interest in, the opportunity.

Further detail on the market engagement exercise is set out in the Preliminary Market Engagement Notice issued by the Council on 5 June 2025.

It should be noted that the 'total value (estimated)' stated in this notice is an expression of the estimated gross development value of the development which could be delivered through the opportunity.

Total value (estimated)

- £120,000,000 excluding VAT
- £120,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 March 2026 to 1 April 2034
- 8 years, 2 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 70110000 - Development services of real estate
- 71000000 - Architectural, construction, engineering and inspection services

Submission

Submission type

Requests to participate

Deadline for requests to participate

14 July 2025, 1:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/bedford/aspx/Home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

2 February 2026

Award criteria

Name	Description	Type
Simple description	<p>This procurement is weighted as follows: Quality: 60% Financial: 30% Legal: 10%</p> <p>Bidders should refer to further detail on the award criteria set out in the Invitation to Tender. Full draft award criteria will be issued at commencement of the tender stage of the procurement process. Quality: 60% ? Concept / scheme 30% ? Delivery 30% Financial: 30% ? Financial offer 17.5% ? Funding 12.5% Legal: 10% ? Legal 10%</p>	Price

Weighting description

This procurement is weighted as follows:

Quality: 60%

Financial: 30%

Legal: 10%

Bidders should refer to further detail on the award criteria set out in the Invitation to Tender. Full draft award criteria will be issued at commencement of the tender stage of the procurement process.

Quality: 60%

? Concept / scheme 30%

? Delivery 30%

Financial: 30%

? Financial offer 17.5%

? Funding 12.5%

Legal: 10%

? Legal 10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Interested parties should refer to 'Section 2: Participation Process' of the Invitation to Participate and the Invitation to Tender (as issued via the Council's Portal) for further details of the Council's intended process for the procurement.

Interested parties are invited to submit a Participation Submission. The Council will evaluate Participation Submissions received in accordance with the participation criteria and methodology set out in 'Section 4: Participation Submission evaluation' of the Invitation to Participate.

Subject to there being sufficient Bidders qualifying, the Council's intention is to invite up to three (3) Bidders to tender. If there is a minimal scoring gap between Bidders three (3) and four (4), the Council reserves the right to invite four (4) Bidders to tender.

Following the shortlist, the Council will formally issue the Invitation to Tender to the shortlisted Bidders (the "Tenderers").

The Council intends to hold a number of meetings with the Tenderers to discuss their emerging proposals, before issuing a call for Final Tenders. The Council reserves the right to introduce additional meetings or remove meetings throughout the procurement.

Final Tenders received will be evaluated in accordance with the award criteria set out in the draft Invitation to Tender (as issued via the Council's Portal). Further detail on the award criteria will be set out in the updated Invitation to Tender issued at shortlisting.

Following evaluation, and identification of the most advantageous tender, the Council intends to hold 'preferred tenderer' stage with the Tenderer who submitted the most advantageous tender prior to entry into contract so as to clarify and confirm commitments made and for limited post tender negotiation.

The Council reserves the right to vary the procurement process set out above and in the procurement documents at any stage in the procurement.

Please note that the 'contract start date' and 'award decision date' included within this Tender Notice are estimates and may be subject to change.

Contracting authority

Bedford Borough Council

- Public Procurement Organisation Number: PLCV-4616-VTHL

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Bedford

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Email: Commercial.Hub@bedford.gov.uk

Region: UKH24 - Bedford

Organisation type: Public authority - sub-central government